

**Town of Warren
Planning Commission
Minutes of Meeting
Monday November 23, 2015**

Members Present: Mike Ketchel, Camilla Behn, Jim Sanford, Alison Duckworth, Mike Bridgewater and Dan Raddock.

Others Present: Kate Wanner, Robin Bleier, Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order, 7:30 pm.

1. Opportunity for Public Comment 7:30 7:45
2. Chapter 3. - Warren Town Plan
3. Town Green Parking Plan, Main Street integration
4. Discussion of zero clearance fireplaces - next steps.
5. List of topics for 2016 Town Plan update, topics listed to date:
 - a) update of maps, Dan Currier
 - b) inclusionary language for green infrastructure
 - c) Update for the housing distribution plan.
6. Review & sign minutes November 9th, 2015 draft
7. Other & New business:

UPCOMING REGULAR MEETING DATES: December 9th, Mad River Valley Town Leadership Meeting
December 14th, January 11th, 2016, January 25th, 2016.

Mr. Ketchel called the meeting to order at 7:36 pm. There was no public comment at the beginning of the meeting.

The PC began with item # 3 with an update on the Town Green project. Mr. Sanford said he had learned about a group of UVM civil engineering students that were looking for some projects for this coming spring. Mr. Sanford got in touch with them and thought it could be a good fit to help facilitate the town green and additional parking plan from an engineering stand. Mr. Ketchel noted that Waitsfield had also used this program on one of their projects and that we should be aware that it is not always as it seems. Mr. Sanford also reiterated what he said at the last meeting that he thought it was important that the town green, municipal parking and village center projects all be coordinated and thought of in relationship with one another. On another note Mr. Sanford said that Mr. Schwartz wanted to have an idea how many PC members were planning on attending the MRV Town Leadership meeting on December 9th. Five to six members indicated that they were planning on attending.

The Commission then touched base on what the next step was on the issue of wood burning appliances [item#4]. Ms. Behn said she had spoken with Mr. Mays on the Select Board who had been in touch with the State Fire Marshall who did not express any issues with the direction we were considering taking. The next step is for some draft language to be written. Mr. Raddock told the members that he had been looking at

existing language [mostly from western states] as a starting point. The PC agreed that disallowing any new zero-clearance fireplaces in duplexes or multi-unit structures and requiring a minimum of a level 2 inspection on existing zero-clearance fireplaces was what they thought was prudent.

The next topic was a discussion of changes/modifications to Chapter 3 of the Town Plan. Mr. Raddock began the conversation by saying he felt they needed to determine the priorities of what natural habitat/species/features they wanted to preserve/protect and be very specific as to the “what” and “why” especially if they wanted to have an “teeth” in enforcing what they wanted to protect. There appeared to be a consensus that the PC members thought that the prosed language given to them from Mr. Fidel that contained many “should”s really needed to be “shall”s as the change in wording gives more direction. Mr. Sanford said that to facilitate specificity that referring to the overlay maps they recently obtained would go a long way in accomplishing that goal. Ms. Wanner, a member of the Warren conservation commission, told the PC that there is a state project in the works that will be producing another map showing “ecological functionality”. She said that the PC should keep moving forward but that this additional information, once available, might be important to consider. A couple of the PC members also mentioned items they needed to either update or even delete in chapter 3 such as the FEH, the Kingsbury bridge, a 1988 visual preference survey and a 2004 agricultural use statistic. Mr. Ketchel said he would take some of the suggestions from Mr. Graves email and any others that fellow PC members sent him and change the shoulds to shalls as well as identify which references need updated information. Ms. Behn said she would draft a survey and Ms. Wanner said the conservation commission would put together some climate change language.

The members reviewed and signed the minutes of November 9th. In new/other business Mr. Malboeuf said he would get the PC budget out to the members for review soon. The next meeting of the Planning commission is Monday December 14th and will be the last one for 2015. The meeting was adjourned at 9:12 pm.

Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

Jim Sanford date

Alison Duckworth date

Dan Raddock date

Mike Bridgewater date

Camilla Behn date